



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 23, 2017 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) October 09, 2017 Minutes

4. PUBLIC COMMENTS: (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

5. PUBLIC HEARING: (Ordinance No. O-2015-28). *A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Melden & Hunt, Inc., representing Letitia L. Arnold, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being a 17.727 acre tract of land, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 5300 and 5500 Block of North Sugar Road.

6. PLATS:

A) NAIN Engineering, L.L.C., representing Clemente Villarreal, Owner, is requesting preliminary plat approval of the proposed Andrea Villarreal Subdivision. The property is legally described as being a 4.44 acre tract of land out of Lot 8, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Juan Balli Road.

B) Melden & Hunt Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Subdivision. The property is legally described as a being a re-subdivision of 17.727 acres out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road.

C) SAM Engineering & Surveying Inc., representing Hector & Norma Espino are requesting final plat approval of the proposed Espino Subdivision. The property is legally described as being a 1.15 acres, out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 800 Block of West State Avenue.

D) Consideration and action, if any, on a plat deferral request for the property physically located on the 5800 Block of S. Jackson Road and legally described as a 1.55 acre tract, more or less, out of Lot 8, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

7. ANNOUNCEMENTS/OTHER BUSINESS:

8. ABSENTEE REPORT:

9. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 20th day of October at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. October 9, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 9, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Danny Wylie
Luis Madrigal
Tom Greuner
Ray Sanchez
Charlie Ramirez
Romeo Robles
Andy Castro

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Director of Development Services
Roland Gomez, Assistant Director of Development Services
Heriberto Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Janie Benadict, Administrative Assistant
Rita Galvan, Secretary
Felipe Pedraza, Assistant Fire Marshal
John Rigney, City Attorney

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of September 25, 2017.

There being no discussion, Ray Sanchez moved the minutes of September 25, 2017, be approve as submitted. Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Absent	L. Madrigal: Approve
R. Sanchez: Approve	A. Castro: Approve

The motion carried unanimously to approve the minutes of September 11, 2017, as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Secretary, stated K.C. Fletcher had signed up to speak.

Danny Wylie called forth K.C. Fletcher. An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- That there were some people in the audience towards the back that do not have any business here and just want to find out about the P&Z; he found that fascinating.
- He had signed up to speak at the public hearing regarding some ordinance deficiencies and it was his right as a citizen to bring up the issues with the governing body. Local Government Code 211.006(A) the last 3 words are "and the public" with reference to hearing persons of interest, which he acknowledged he was not unless he is within 200-300 feet but those are some troublesome words because he is part of the public.
- Advised that at the last P&Z and this one as well, he would like for the Commission to place on the agenda a capital improvement plan so there can be more trees and be the Emerald Pharr.
- The city is deficient in shade, they are not deficient in funds or the interest of trees. Approximately 1,400 people from Pharr participated in a reforestation project sponsored by the City of Pharr which will occur again on October 14, 2017, about 40 miles away from the city at the Sal del Rey by the United States Fish and Wildlife Services. He suggested that everyone participate and learn how easy it is to plant a tree.
- If every subdivision planted one tree, a native tree, it would feed the wildlife. One tree grows one flower to feed one hummingbird and butterflies that make fruit which in turn attracts birds that would attract \$500 million worth of eco-tourism adding it was very important.
- For each dollar spent on planting trees, maintaining it and eventually have to remove it after fifty years. There was no infrastructure that would stand up that long including the City of Pharr public servants, everyone retires eventually. As the tree grows it would increase in value and environmental services it provides such as shade.
- He would like to speak about an article before the commissioners from two meetings ago.

Danny Wylie, Chairman, asked if there was anyone else who had signed up to speak at the Public Comments portion of the meeting. Rita Galvan advised there was no one else signed up to speak.

There being no one else who signed up, Danny Wylie closed the Public Comments portion of the meeting and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had four (4) items for recommendation and proceeded to introduce the first item as follows:

GABRIELA'S HEAVENLY WINGS XXIII, LLC

**CUP-ABC
CUP#170846**

Gabriela's Heavenly Wings XXIII, LLC, d/b/a Wingstop Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being 0.046 of an acre, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Jackson Road, Suite 6. The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south and east and city limits lie to the west. The area is generally designated for commercial use in the Land Use Plan. Three (3) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services Staff is recommending approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to site being in compliance with all City Ordinances and City Department requirements.

Della Robles advised that this item will go before the City Commission meeting of October 16, 2017, at 4:00 p.m. and that the applicant was in the audience.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Andy Castro **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Absent
A. Castro: Approve

C. Ramirez: Approvet
R. Robles: Approve
L. Madrigal: Approve
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

Della Robles, Planner I, introduced second the item as follows:

Campero Holdings Company, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). The subject property is located on the north side of West Anaya Road and is physically located between the 1100 and 1200 Block of West Anaya Road. The property is legally described as being 9.27 acres gross, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject property currently consists of one (1) lot, which has a frontage of approximately 629.91 feet along West Anaya Road and has a depth of approximately 665.18 feet. West Anaya Road is an 80' major collector, which runs east and west with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, east and west and Limited Industrial District (L-I) to the south. The property is generally designated for industrial use in the Land Use Plan. The property was originally annexed on June 03, 2003 as part of the extension of the city limit boundaries to the City of Pharr. The property to the south was rezoned to Limited Industrial District on February 18, 2003. There has been no other zoning request within the general vicinity of the subject property since that time. The owner is currently in the subdivision process of said property and the request for a change of zone to Limited Industrial District (L-I) is in order to develop the property for industrial use. Four (4) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request to re-zone to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles advised that this item would go before the City Commission meeting of October 16, 2017, at 4:00 p.m. and a representative was in attendance.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Roland Gomez, Assistant Director of Development Services, stated that on paragraph 4 sentence 2, the correct date is February 18, 2003 not 2013. Just for the record.
- Danny Wylie asked if the blue area was a drainage easement and if so, the map was laid over the area.
- Della Robles affirmed that it was a drainage easement and Melanie Cano, Director for Development Services, stated that the area was still under the subdivision process and that the map would be corrected once it was platted.

There being no further discussion, Luis Madrigal moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Absent
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Approve
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I).

CAMPERO LEGACY PROPERTIES, LLC
ADOLFO CAMPERO

CHANGE OF ZONE
(AO) TO (LI)
COZ#170951

Della Robles, Planner I, introduced the third item as follows:

Campero Legacy Properties, LLC is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). The subject property is located on the north side of West Anaya Road and is physically located between the 700 and 900 Block of West Anaya Road. The property is legally described as being 7.43 acres gross, more or less, out of Lots 358 & 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject property currently consists of two (2) tracts which has a frontage of approximately 511.50 feet along West Anaya Road and has a depth of approximately 633.97 feet. West Anaya Road is an 80' major collector, which runs east and west with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north and west and Limited Industrial District (L-I) to the east and south. The property is generally designated for industrial use in the Land Use Plan. The west portion of the property was annexed on June 03, 2003, and the east portion was annexed on November 11, 1994, as part of the extension of the city limit boundaries to the City of Pharr. One of the properties to the south was rezoned to Limited Industrial District (L-I) on February 18, 2003 and the other on February 21, 1995. The property to the east was rezoned to Limited Industrial District (L-I) on June 03, 2014. There has been no other zoning request within the general vicinity of the subject property since that time. The owner is currently in the subdivision process of said property and the request for a change of zone to Limited Industrial District (L-I) is in order to develop the property for industrial use. Four (4) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending **approval** of the request to re-zone to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles advised that this item would go before the City Commission meeting of October 16, 2017 at 4:00 p.m. and a representative was in attendance.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Charlie Ramirez moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I). Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Absent	L. Madrigal: Approve
A. Castro: Approve	R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to a Limited Industrial District (L-I).

HECTOR ESPINO, OWNER

**CHANGE OF ZONE
(R-1) TO (R-TH)
COZ#170950**

Della Robles, Planner I, introduced the fourth item as follows:

Hector Espino, owner, is requesting a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). The subject property is located on the north side West Newcombe Avenue with the physical address of 628 West Newcombe Avenue (Park Avenue). The property is legally described as being the W46'-S100' out of Lots 18 & E22'-S100' out of Lot 19, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of two (2) tracts of land with the frontage of approximately 68.0 feet along West Newcombe Avenue and has a depth of approximately 100.0 feet. West Newcombe Avenue is a 50'-60' local street, which runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned General Business District (C) to the north and Single-Family Residential District (R-1) to the south, east and west. The property is generally designated for single-family residential use in the Land Use Plan. On March 30, 1982, the northern portion of Lot 178, Kelly-Pharr Tract was zoned to General Business District (C), when the city adopted the current Zoning Ordinance used today. There has been no other zoning request within the general vicinity of the subject property since that time. The owner is currently in the process of subdividing said property and the request for a change of zone to Residential Townhouse District (R-TH) is in order to construct two residential townhouses. Ten (10) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request to re-zone to Residential Townhouse District (R-TH) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles advised that this item would go before the City Commission meeting of October 16, 2017, at 4:00 p.m. and a representative was in attendance.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Danny Wylie asked what the difference was between town houses and apartments.
- Melanie Cano stated that in this particular case townhouses are considered to be single family district. She stated they do have one common wall but are on separate lots so in this particular case the use would still be for a single family.
- Danny Wylie asked if they were allowed to be more than one story.
- Melanie Cano affirmed that they would be allowed to be more than one story.

There being no further discussion, Charlie Ramirez **moved** to approve the request for a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Absent
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Approve
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had one (1) plat to be presented to the Commission and proceeded to introduce the plat as follows:

B.I.G. ENGINEERING
Rep. HECTOR ESPINO, OWNER

PARK AVENUE SUBDIVISION
SUB#170410

B.I.G. Engineering, representing Hector Espino, owner is requesting preliminary plat approval of the proposed Park Avenue Subdivision. The property is legally described as being a 0.156 acre tract of land out of the west 46 feet of Lot 18, Block 1, and the east 22 feet of Lot 19, Block 1 out of The Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Newcombe Avenue (W. Park Ave). The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the east, south and west and General Business District (C) to the north. The property is designated for single family residential use in the Land Use Plan. The property's proposed use is for residential town houses. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Park Avenue Subdivision subject to the following conditions:

- EASEMENTS:**
- 1) Need to label existing easement or alley.
 - 2) Need to provide easements for sewer connection (private).
- SIDEWALK:
ADA:**
- 1) Plat note #4: ADA sidewalk is required at building permit stage, but allowed to be built at this stage.
- FIRE
PROTECTION:**
- 1) See attach comments.
- WATER:**
- 1) Water service line to property line.
 - 2) Will need to saw cut existing service line and cut from main.
 - 3) Will need to do open cut to install 2" water service line and U branched for both lots.
 - 4) All parts must be brass.
 - 5) 4-inch casing will be required for water service crossing.
 - 6) Fire hydrant to be installed on south side at open trench location.
 - 7) Follow City of Pharr construction Standards Manual.
- SEWER:**
- 1) Sewer service will need to be installed on private easement.
 - 2) Both sewer service lines must be 6-inch SDR26.
 - 3) Sewer service will remain private.
 - 4) Sewer service will need to be connected with directional wye saddles.
 - 5) Follow City of Pharr construction Standards Manual.
- DRAINAGE:**
- 1) Drainage report needs approval from HCDD No. 1.
- OTHER:**
- 1) Need to show adjacent property owners on plat.
 - 2) Surveyor needs to seal & sign plat.
 - 3) Add plat note: Owners to maintain R.O.W and perimeter of subdivision.
 - 4) Add acreage figures to every lot
 - 5) Erosion and sediment control plan will be needed. (to be submitted with pre-construction plans)
 - 6) Move original lot number out of the proposed lots.
 - 7) Verify the metes and bounds.
 - 8) A change of zone must be submitted.

Heriberto Martinez advised that the project engineer was in the audience.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Ray Sanchez asked for clarification that this land was being subdivided for townhouses and if there were any plans for the townhouses.
- Heriberto Martinez advised that no plans had been submitted as of yet.
- Ray Sanchez asked if they would have to have plans approved for the building of the townhouses.

- Heriberto Martinez affirmed and stated they would be turned in to the Building Department.

There being no further discussion, Charlie Ramirez **moved** to approve the preliminary plat of the proposed Park Avenue Subdivision. Luis Madrigal second the motion and when put to a vote it polled as followed:

D. Wylie: Approve	C. Ramirez: Absent
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Absent	L. Madrigal: Approve
R. Sanchez: Approve	

Motion carried unanimously to approve the preliminary plat of the proposed Park Avenue Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS: None.

ABSENTEE REPORT: Rita Galvan announced that Rafael Munguia was the absent member. Luis Madrigal **moved** the absent member be excused. Andy Castro second the motion and when put to a vote it polled as follows:

D. Wylie: Excuse	C. Ramirez: Excuse
T. Greuner: Excuse	R. Robles: Excuse
R. Munguia: Absent	L. Madrigal: Excuse
R. Sanchez: Excuse	

Motion carried unanimously to excuse the absent member.

ADJOURNMENT: There being no further business, Danny Wylie **moved** that the meeting be adjourned. All members unanimously consented the Planning and Zoning Meeting adjourned at 6:28 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: October 23, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#171055

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: September 29, 2017

1. **Applicant:** Melden & Hunt, Inc., representing Letitia L. Arnold, owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to a Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop the property into a single-family residential subdivision.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

10/18/17
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

10-18-17
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY OCTOBER 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being a 17.727 acre tract of land, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 5300 and 5500 Block of North Sugar Road.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Melden & Hunt, Inc., representing Letitia L. Arnold, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being a 17.727 acre tract of land, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 5300 and 5500 Block of North Sugar Road.

The subject site currently consists of two (2) tracts of land which have a frontage of approximately 1,170.00 feet along North Sugar Road and a depth of approximately 660.00 feet. North Sugar Road is a 70' minor collector, which runs north and south, with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding property is zoned Agricultural and/or Open Space District (A-O) to the north, south and east and Heavy Commercial District (H-C) and Medium Density Multi-Family Residential District (R-3) to the west. The property is generally designated for commercial use in the Land Use Plan.

The subject property was annexed into the City of Pharr on October 13, 1989, as part of the extension of the city limit boundaries to the City of Pharr. A portion of the property to the west zoned Heavy Commercial District (H-C) on October 13, 1989 when it was annexed and on October 19, 2004, the remaining portion of the property to the west was rezoned to Medium Density Multi-Family Residential District (R-3). There has been no other zoning request within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) in order to develop the property into a 61 lot single-family residential subdivision.

The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Eighteen (18) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, the applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **November 06, 2017** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZI\KELLY-PHARR\K-P LOT 90_L ARNOLD_AO-R1_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc., representing Letitia L. Arnold, owner

APPLICANT

5300-5500 Block of North Sugar Road

ADDRESS

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Single Family Residential District (R-1)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

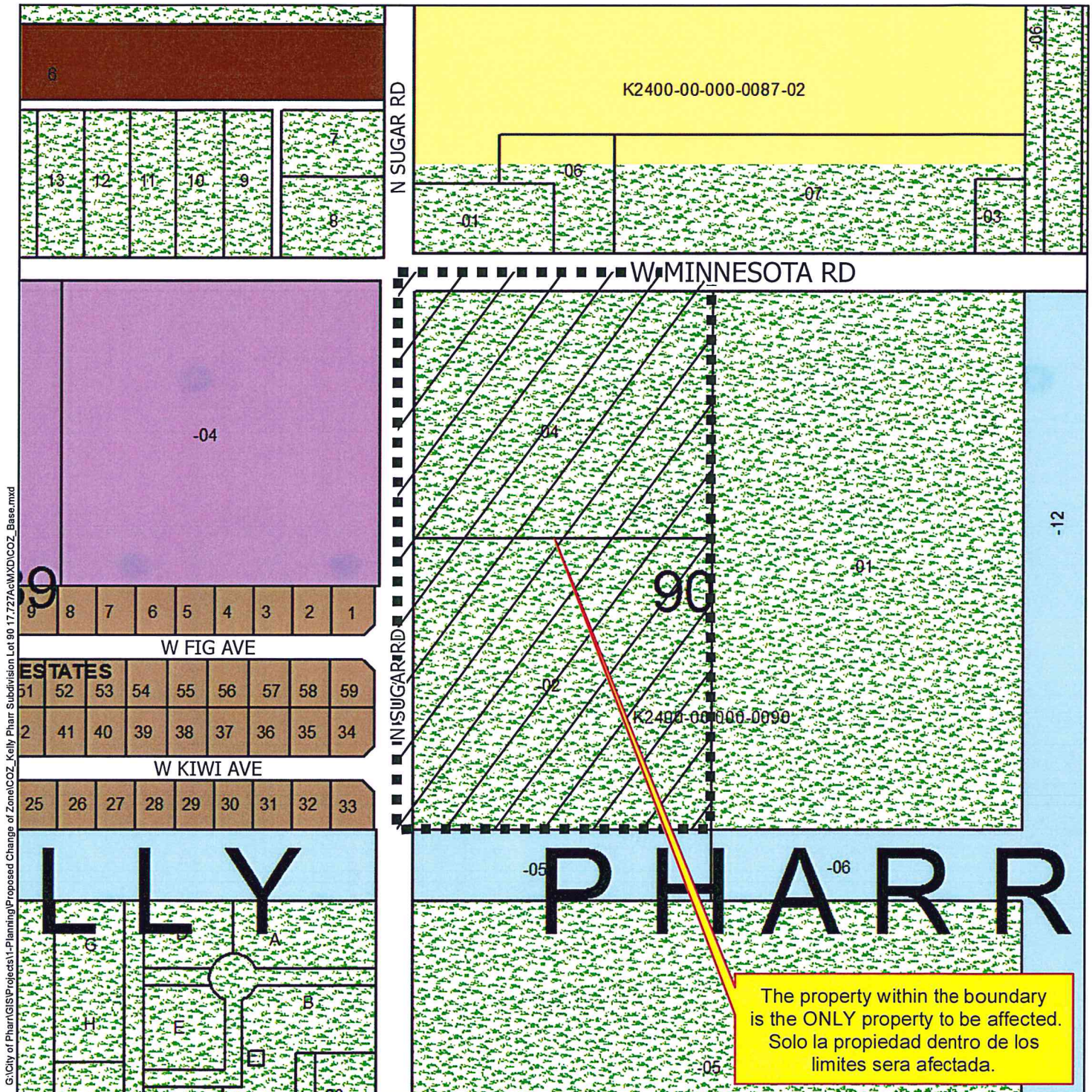
Della Robles, Planner I

PREPARED BY

October 17, 2017

DATE

Proposed Change of Zone
Kelly-Pharr Subdivision 17.727Ac of Lot 90
Meldon and Hunt, Inc/ Letitia L Arnold



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |





MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANDREA VILLARREAL SUBDIVISION FILE NO. SUB#170821

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Clemente Villarreal, Owner, is requesting preliminary plat approval of the proposed Andrea Villarreal Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.44 acre tract of land out of Lot 8, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1600 Block of West Juan Balli Road.

ZONING: The property is currently zoned Agricultural and/or open space District (A-O). The adjacent zones are Agricultural and/or open space District (A-O) to the north, Single Family Residential District (R-1) to the east, General Business District (C) to the south and Heavy Commercial District (H-C) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Andrea Villarreal Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Need to show street R.O.W. dimension for W. Juan Balli Rd.
2. On metes & bounds check the word calling for north of R.O.W. and show center, verify.
3. Make sure at least 35-ft from centerline of ROW for W. Juan Balli Rd. are given at all times.
4. Access drive pavement to be at least 30-ft wide to allow fire department access.
5. Provide street light layout.
6. Provide turnaround on west end of private drive for fire apparatus access or otherwise move driveway access to the west to have a maximum 150-ft of dead end

EASEMENTS:

1. Need a 40' driveway access easement minimum access for accessing lots.
2. Show proposed easements on plat.
3. For access & utility easement, a plat note would be required allowing the city to use the easement for utility repairs without responsibility to repair drive.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Connection to existing HCID No. 2 ditch for outfall may be in conflict with 24" Water Transmission Main. Alternative design preferred by the city.

SEWER:

1. See attach comments.

DRAINAGE:

1. How will required detention be achieved? If no additional detention is required by the HCID No. 2, provide documentation stating no additional detention requirements.
2. Detention on Juan Balli Rd. ROW is not allowed.
3. Provide culvert cross section detail.
4. Verify spelling on all plans.
5. Provide outfall details.
6. Provide ditch stabilization grass/vegetation.
7. Show ditch center line in plan view.
8. Provide safety end treatment details.

OTHER:

1. On metes & bounds label "gross or net for acreage".
2. Label P.O.C and P.O.B on plat layout.
3. Clean out details.
4. Add basis of bearing on plat.
5. Provide driveway details.
6. Show the shared access driveway easement on plat.
7. Add existing recorded subdivision to the plat layout.
8. Provide three hard copies of Storm Water Pollution Prevention Plan.
9. Plat note #7, shall be "at subdivision construction phase".
10. Plat note #8 verify spelling.
11. Plat note #13, re-word as per fire departments comments.
12. Missing R.P.L.S. Seal.
13. Make NE corner of lot 8 your point of commencement and label NE corner of proposed subdivision as your point of beginning. To make metes and bounds more understandable.
14. Paragraph 2 of Metes and Bounds states set ½-in iron rod and plat show found ½-in iron rod. Please verify all rods if they are set or found, match information on metes and bound and plat.
15. Need to apply for a change of zone.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Andrea Villarreal (STAFF REVIEW)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: October 10, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- ☒ Need to add note to read as follow: (All fire protection underground lines to be installed by a license fire protection company.)
- ☒ Rephrase note # 13 to read as follow: (Additional fire protection may be required during the building permit phase in order to meet any additional fireprotection requirements)
- ☒ No connection to the 24 inch water transmission line.

Subdivision: Andrea Villarreal (STAFF REVIEW)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal

Date: October 10, 2017

CONTINUE

- ☒ Proposed water line shall be a 12 inch water not an 8 inch and it shall be looped to the nearest water source along South Jackson Rd.
- ☒ Fire hydrant shall have a 3-foot clearance radius, with a 15-foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.
- ☒ All fire hydrants shall be 3 feet behind curb or 1 foot behind the side walk.
- ☒ Missing waterline and fire hydrant connection details.
- ☒ Street or access road shall have an unobstructed width of 26 feet exclusive of shoulders. (IFC Section D105)
- ☒ Increase turn radius to at least 25 feet.

STAFF REVIEW FOR: *ANDREA VILLAREAL SUBDIVISION*

COMMENTS: Initials: J.V/ O.D.L. / R. B OCTOBER 10, 2017

WATER:

- Will need offsite easement for Water Line
- Utility easement will need to coincide with engineering
- 15' utility easement exclusive to the City Of Pharr for lot # 22
- Vicinity map needs to show existing utility easements
- Water services will need to be relocated to center of lot for lot # 1 and # 22
- Water line to be relocated to South side of private Dr.
- Water line will not be allowed to connect to 24" Transmission Line
- Water line must be 12" C900 DR18
- Need to show all Water Connection Details
- Water line will need to connect to 12" Water Line at Garcia Elementary School
- Water line will need to boar under Juan Balli Rd. by lot 22 (Detail B)
- 24" steel casing will be required under Juan Balli
- Fire Hydrant Gate Valve will need to be on main line (Detail C)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Verify M/H Depth on Valdivia proposed connection
- M/H on lot # 1 will need 5' Stub Out with Cap for future connection (Detail A)
- Will need 24" steel casing on sewer line at crossing point of 24" Water Line to extend 10' to each side
- Need to show Sewer Connection Details
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

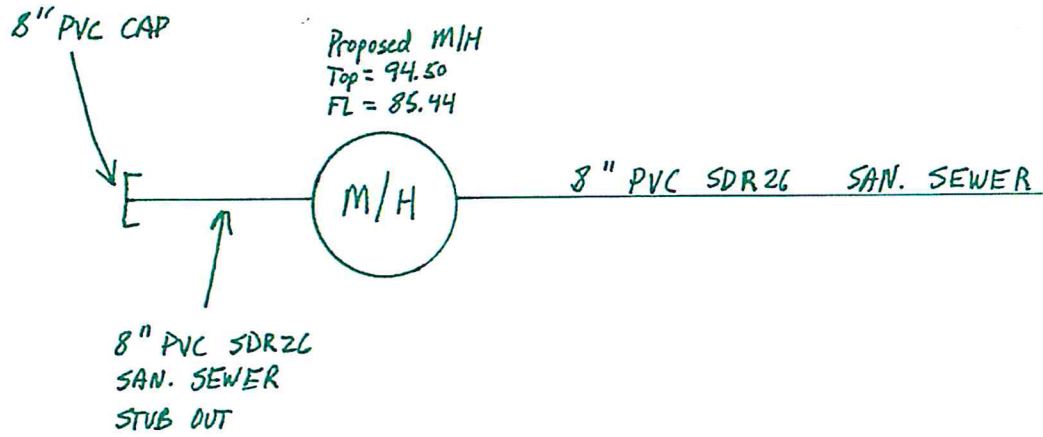
Print Name: Oscar De Leon / Rudy Bernal

Signature: _____

Date: 10-10-2017

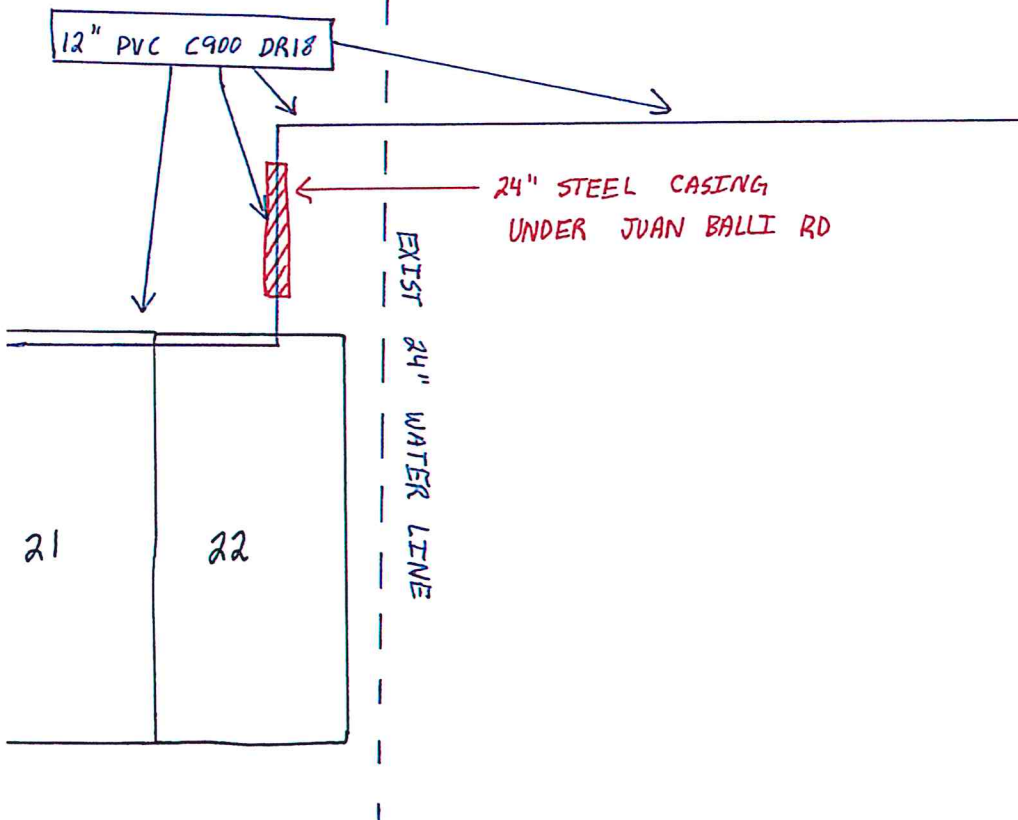
DETAIL "A"

North West Corner

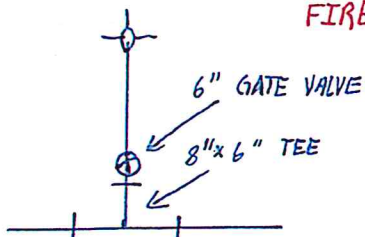


DETAIL "B"

GARCIA ELEMENTARY



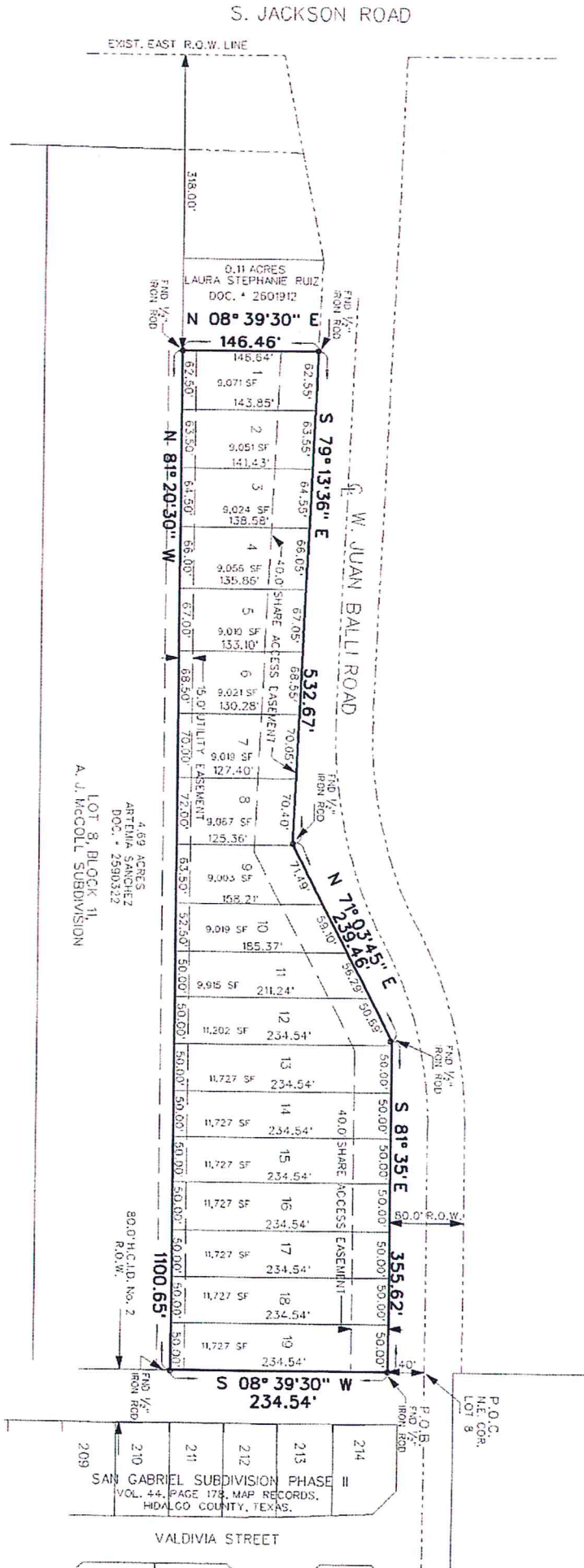
FIRE HYD DETAIL DETAIL "C"



ANDREA VILLARREAL SUBDIVISION

A 4.44 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 11,
A. J. MCCOLL SUBDIVISION, ACCORDING TO THE MAP RECORDED
IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

SC: 1" = 100'



A 14.44 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 11,
A. J. MCCOIL SUBDIVISION, ACCORDING TO THE MAP RECORDED
IN VOLUME 27, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

CELLS AND PROTEIN

Results on the Post-Test

1985 JUL 27 5 46 PM

1035240

100-000000

Unit 2. Ocean

13415 N. 37th St.
Tucson, AZ 85718

• **Stressors** are the environmental factors that cause stress.

10

16. 1990-1991

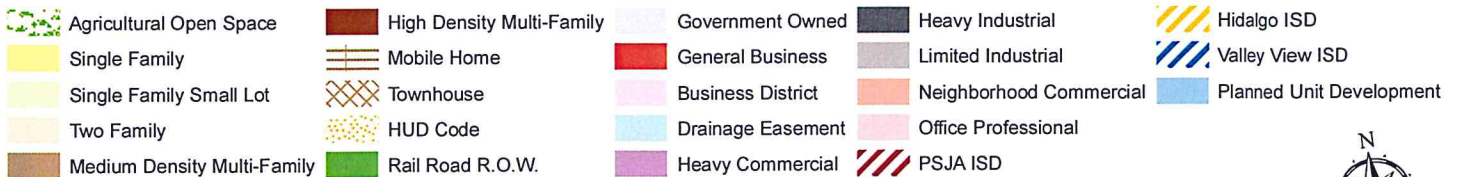
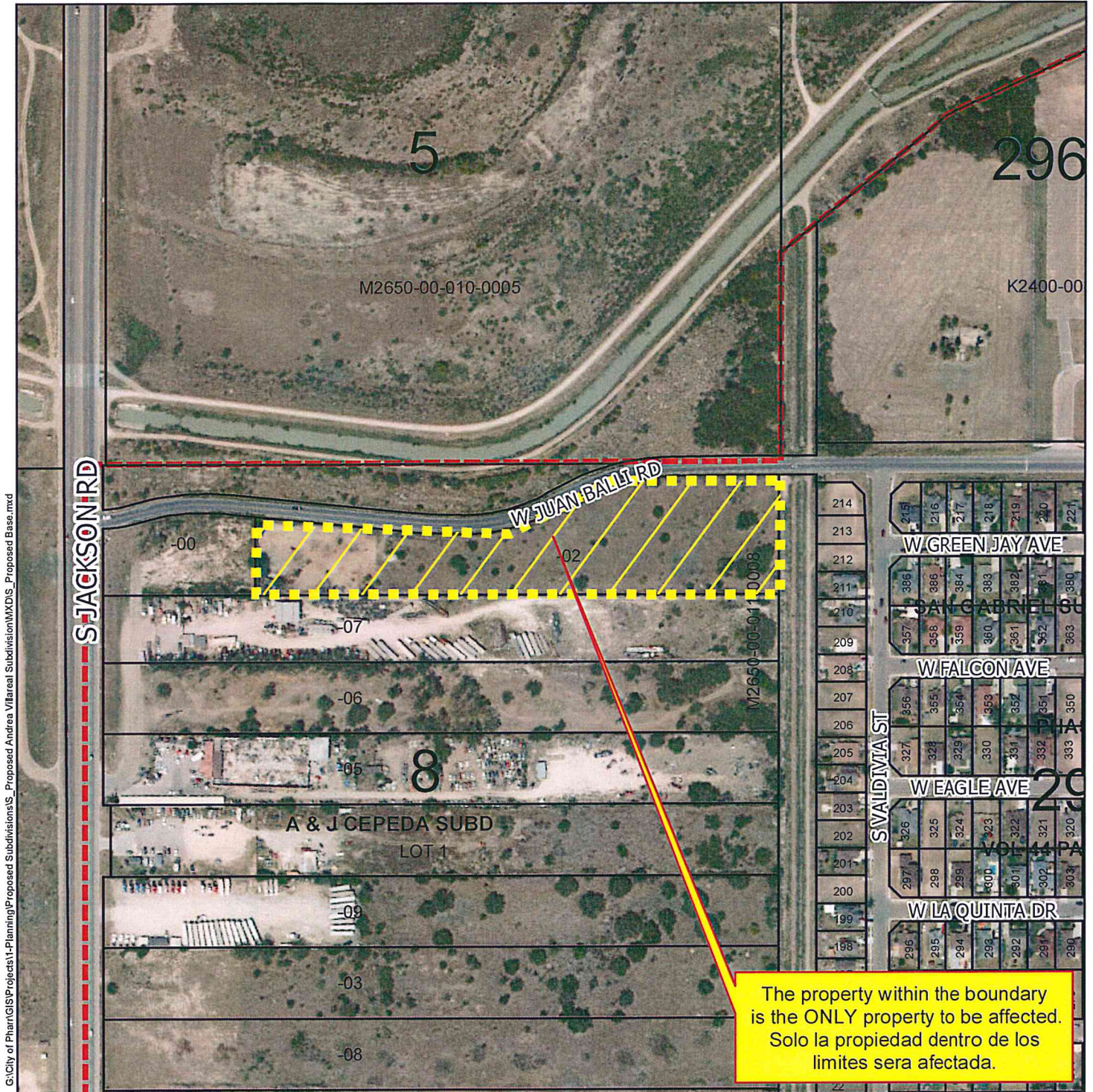
LOCATION MAP

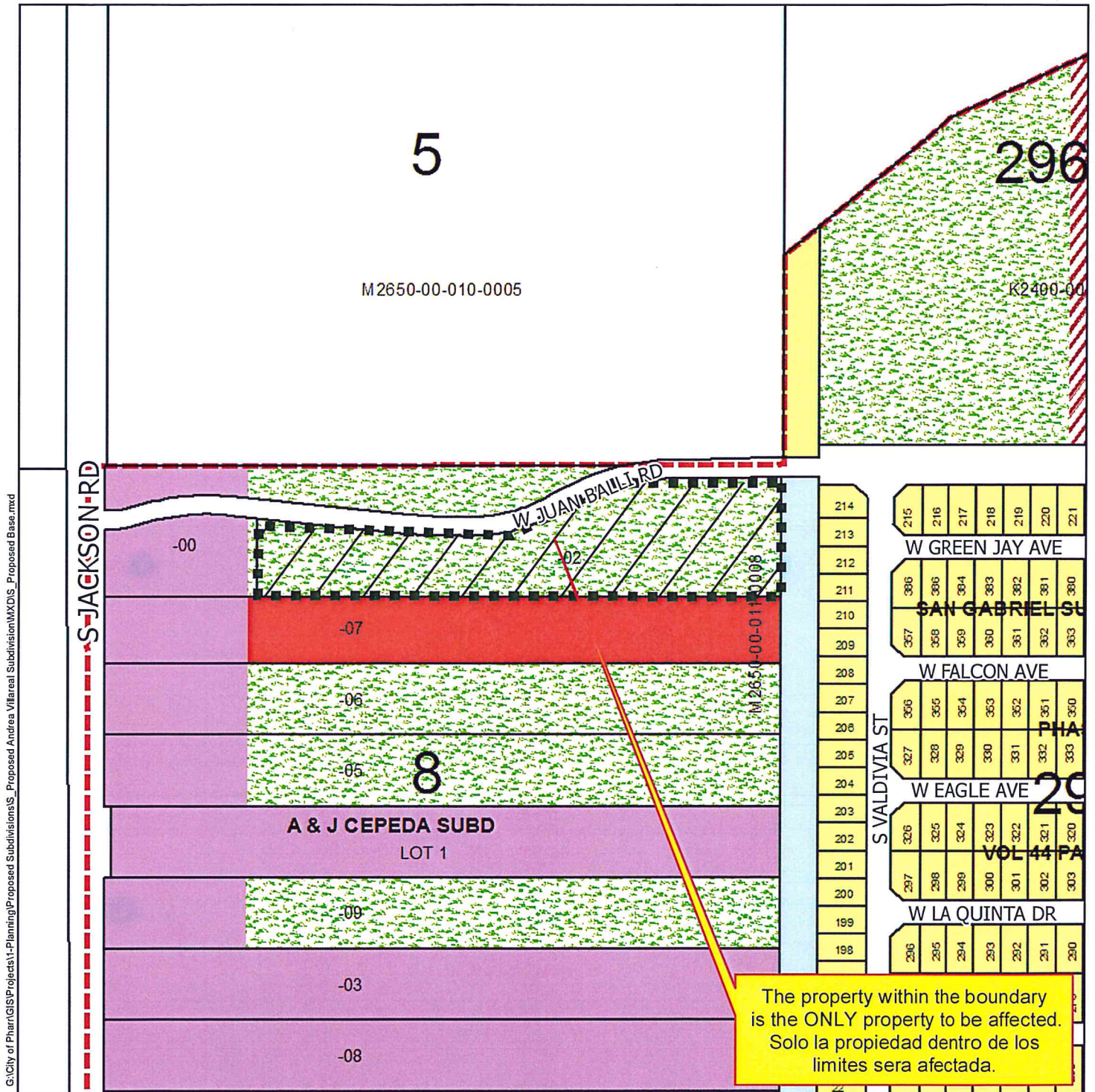
DATE: 11/1/77

BY: J. A. J. J.

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© 2011 Blackwell Publishing Ltd *Journal of Internal Medicine* 270: 103–110







MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: WEST RIDGE ESTATES SUBDIVISION
FILE NO. **SUB#170410**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as a being a re-subdivision of 17.727 acres out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5100 Block of North Sugar Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south, Heavy Commercial District (H-C) and Medium Density Multi-Family District (R-3) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed West Ridge Estates Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Need street lighting layout details.
2. Provide 25-foot corner clips R.O.W. required at W. Fig Ave. intersection with N. Sugar Rd.
3. On N. Sugar Rd. label existing R.O.W.
4. Provide date of additional R.O.W. along N. Sugar Rd.
5. Provide a 30'x30' corner clip at N. Sugar Rd. & W. Minnesota Rd.
6. The street name Apricot Ave. is a duplicate street name(provide cad file to review for street names).
7. City of Pharr thoroughfare plan calls for a 70-ft ROW for Sugar Rd. 40-ft from centerline as proposed is acceptable by engineering.
8. Pave 1/3 ROW for Minnesota Rd. in accordance with city standards and PW requirements.

EASEMENTS:

1. Provide instrument # or a document for the 40' U.E. within the property.
2. Verify U.E. on lots 34 & 35.
3. H.C.I.D. No. 2, requested an extension of delivery point to the east half of Lot 90 Kelly Pharr they are requesting a 20' exclusive easement along the north side of lot 90, it is for irrigation purpose only and cannot be shared with the City of Pharr.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. Modify Note No. 6 to read: "a 5-ft ADA compliant sidewalk is required along N. Sugar Rd and W. Minnesota Rd. at subdivision construction". Internal streets 5-ft ADA compliant sidewalks to be built at building permit stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Verify the dimension for storm drainage.
2. Fix backfill details to city standards.
3. Will need to stabilize ditch slop to its original condition.
4. All inlet and manhole covers for storm drain shall be the city standard "no dumping" logo.

5. Ditch widening cross section to be approved by Public Works Department for accessibility.
6. Which end treatment is being proposed for outfall? Two details included.

OTHER:

1. Within the cul de sac's verify the 10' called for.
2. Provide three (3) hard copies of SWP3.
3. Clarify the bearing & distance on south side of property.
4. Remove West Ridge Estates Subdivision from metes & bounds(not recorded).
5. Plat note #5, use detention directive.
6. Plat note #8, remove Lot's 58-62 add "42-45" and also add on W. Minnesota Rd. Lot's 8-14.
7. Metes and bounds call for nails set on the corners of the property, plat states No. 4 rebar, please verify and correct.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: West Ridge Estates (STAFF REVIEW)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal

Date: October 10, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ Need to add note to read as follow: (All fire protection underground lines to be installed by a license fire protection company.

☒ Add note to read as follow: (Additional fire protection may be required during the building permit phase in order to meet any additional fire protection requirements)

☒ Missing the second waterline connection.

Subdivision: West Ridge Estates (STAFF REVIEW)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal

Date: October 10, 2017

CONTINUE

- ☒ Need to provide a stub-out between lot # 34 & 35 with a valve.
- ☒ Need to eliminate water line behind lot # 23 & 34.
- ☒ Fire hydrant shall have a 3-foot clearance radius, with a 15-foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.
- ☒ ~~Missing a secondary fire department emergency access.~~ *As per Jacob 10.12.17 V.M.*
- ☒ Need to extend the 12 inch waterline toward the east on the north side of West Minnesota.
- ☒ Need to relocated the fire hydrant from near North Sugar Rd. to inside of the property in front of lot # 1 or # 45.
- ☒ All fire hydrant shall be at least 3 feet behind the curb or 1 foot behind the side walk.
- ☒ The street name Apricot already exists on the south side of town.

STAFF REVIEW FOR: *WEST RIDGE SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B **OCTOBER 10, 2017**

WATER:

- Will need to install cap with Flush Valve on S.E. corner of lot # 34 (Detail D)
- Will need water service to lot # 31
- Will need numbers/corrected to lot's # 18,#22,#31,#45,#57,#61
- Water services to lot's #31,#53,#61 need to have 9' separation from M/H's
- Relocate Fire Hydrant from lot #58 to lot #25 (Detail C)
- Will need to connect water services to lot's #22, and #23
- Will need to relocate valve on Guava Ave. and Mango Ave. (Detail B)
- Will need to relocate valve on Guava Ave. and Hibiscus Ave. (Detail E)
- Will need 15' utility easement exclusive to the City Of Pharr for lot's #14 and #15 (Detail A)
- Will need to add 8" C900 DR18 W.L. through lot's #14, and #15 to connect to proposed 12" W.L. (Detail A)
- Will need 12" C900 DR18 W.L. to be installed from intersection of Minnesota and Sugar to West Oak Manor approximately 1185' from intersection
- 12" W.L. will be in accordance to MPO Agreement Plan
- Will need to open Cut Minnesota to connect to 12" W.L. on N. side of Minnesota
- 24" Steel Casing will be required for W.L. under Minnesota Rd.
- Will need to install 4 Gate Valves and a 12" cross on intersection of Minnesota and Sugar Rd. (Detail F)
- Water service locations will need to be engraved on concrete curb with a W
- Follow City of Pharr Construction Standards Manual

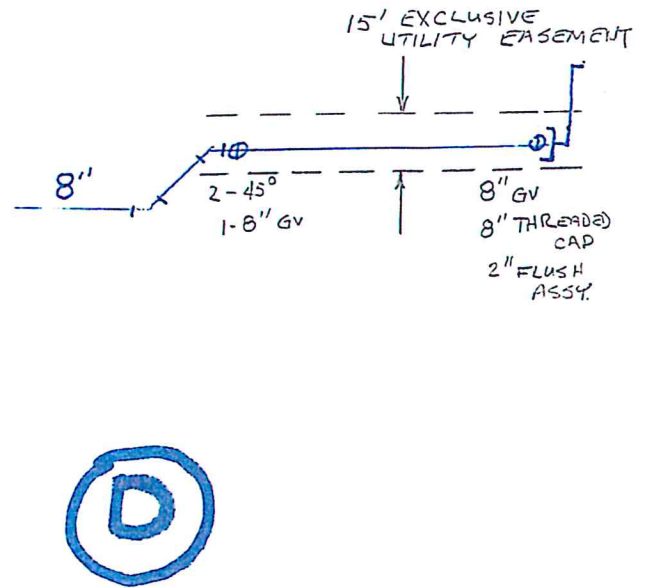
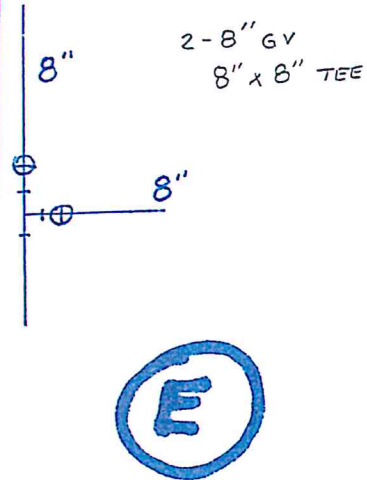
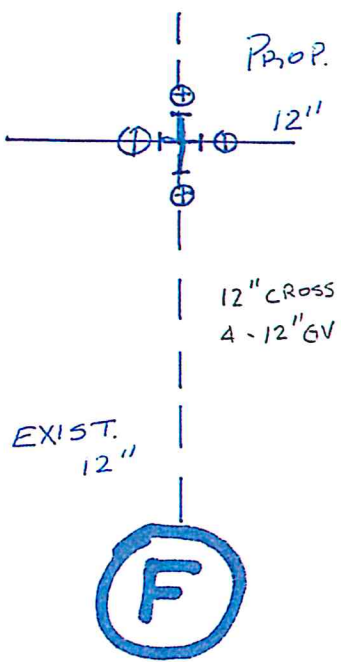
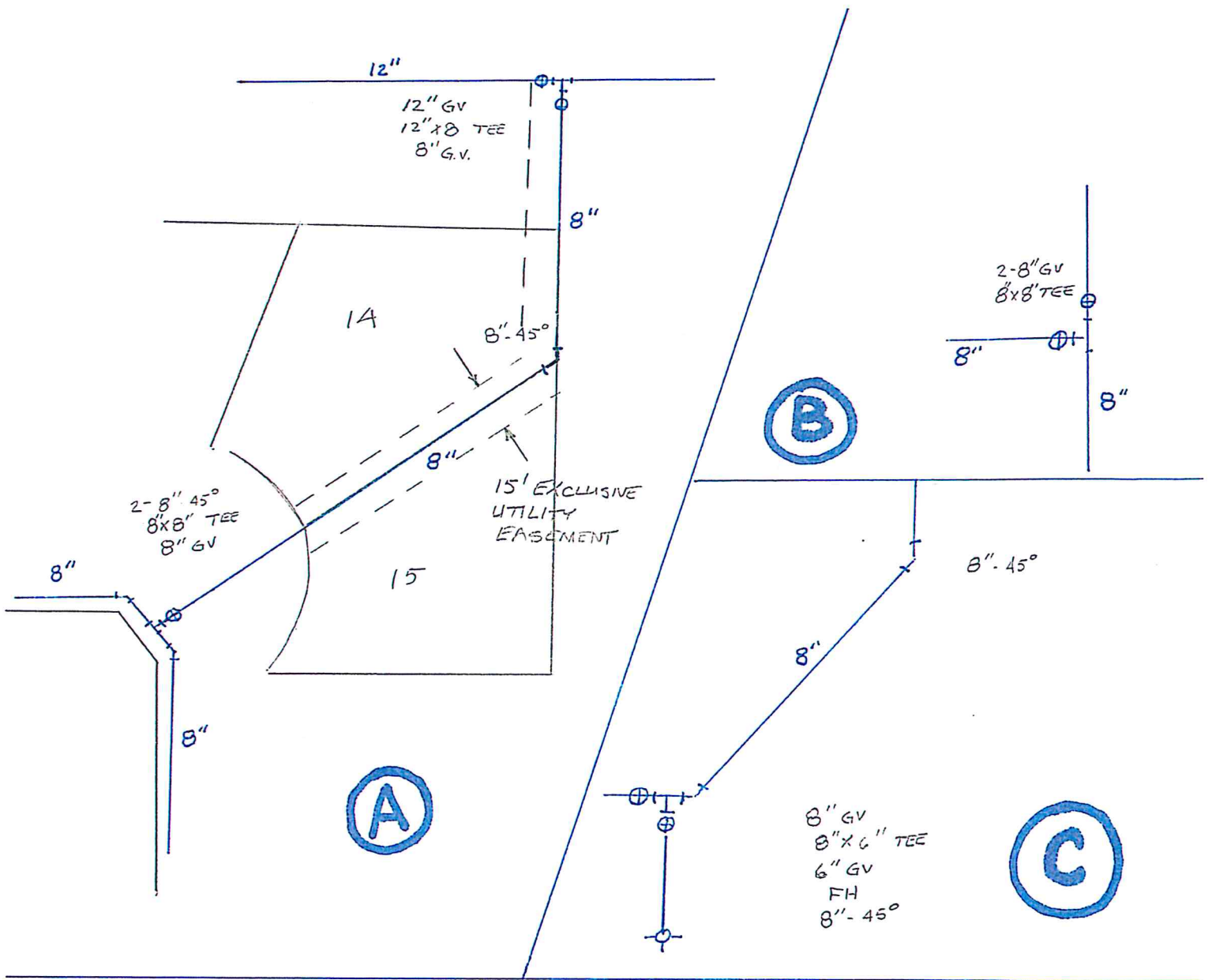
SEWER:

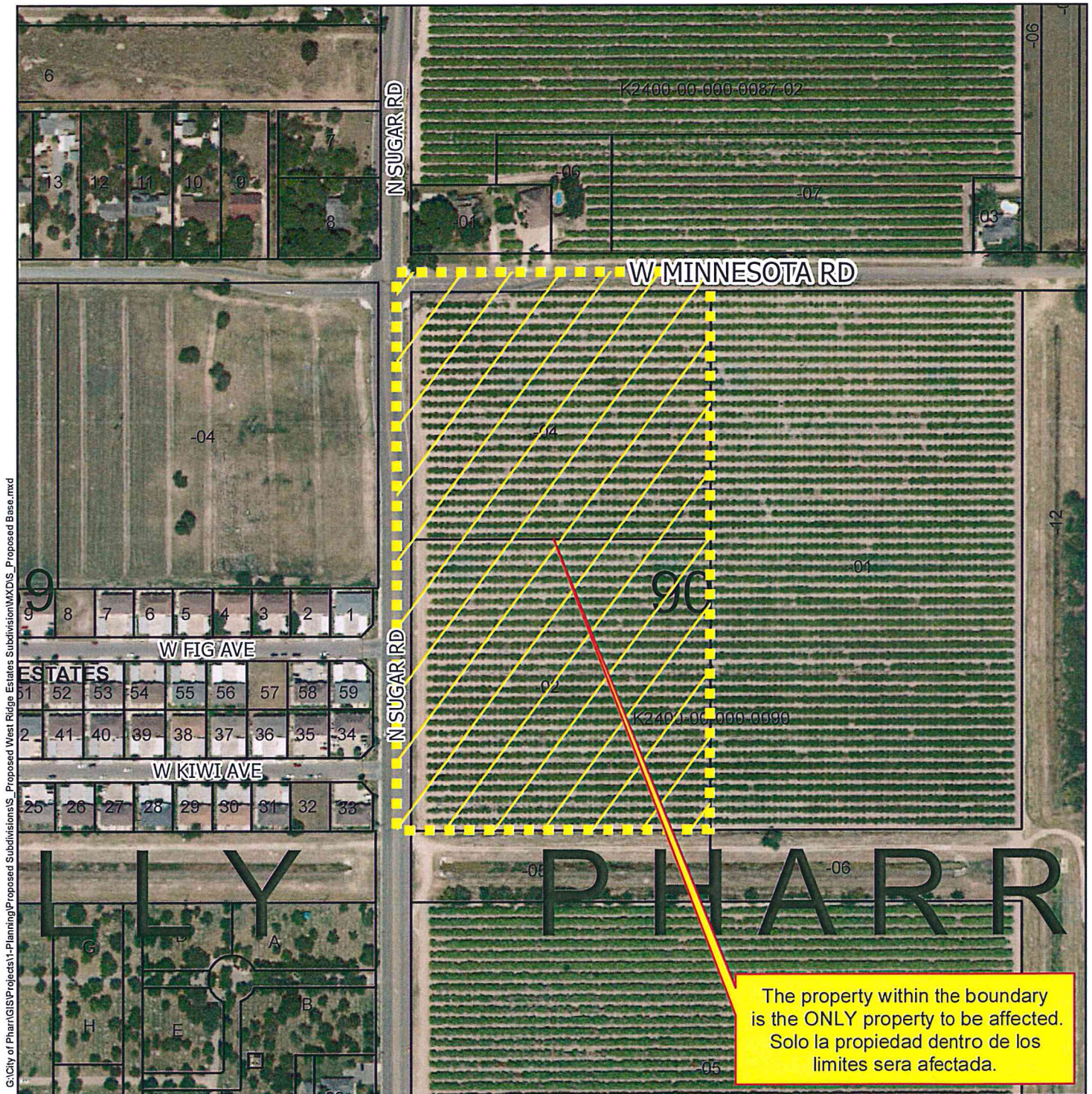
- Will need 15' Offsite Utility easement exclusive to the City of Pharr for property on E. side of proposed subdivision
- Sewer line will need to extended from lot #17 to lot #15
- Sewer services to lot #17 and # 15 will need to be connected to line extended
- Sewer service locations will need to be engraved on concrete curb with an S
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: Jose A. Villescas / Oscar De Leon / Rudy Bernal

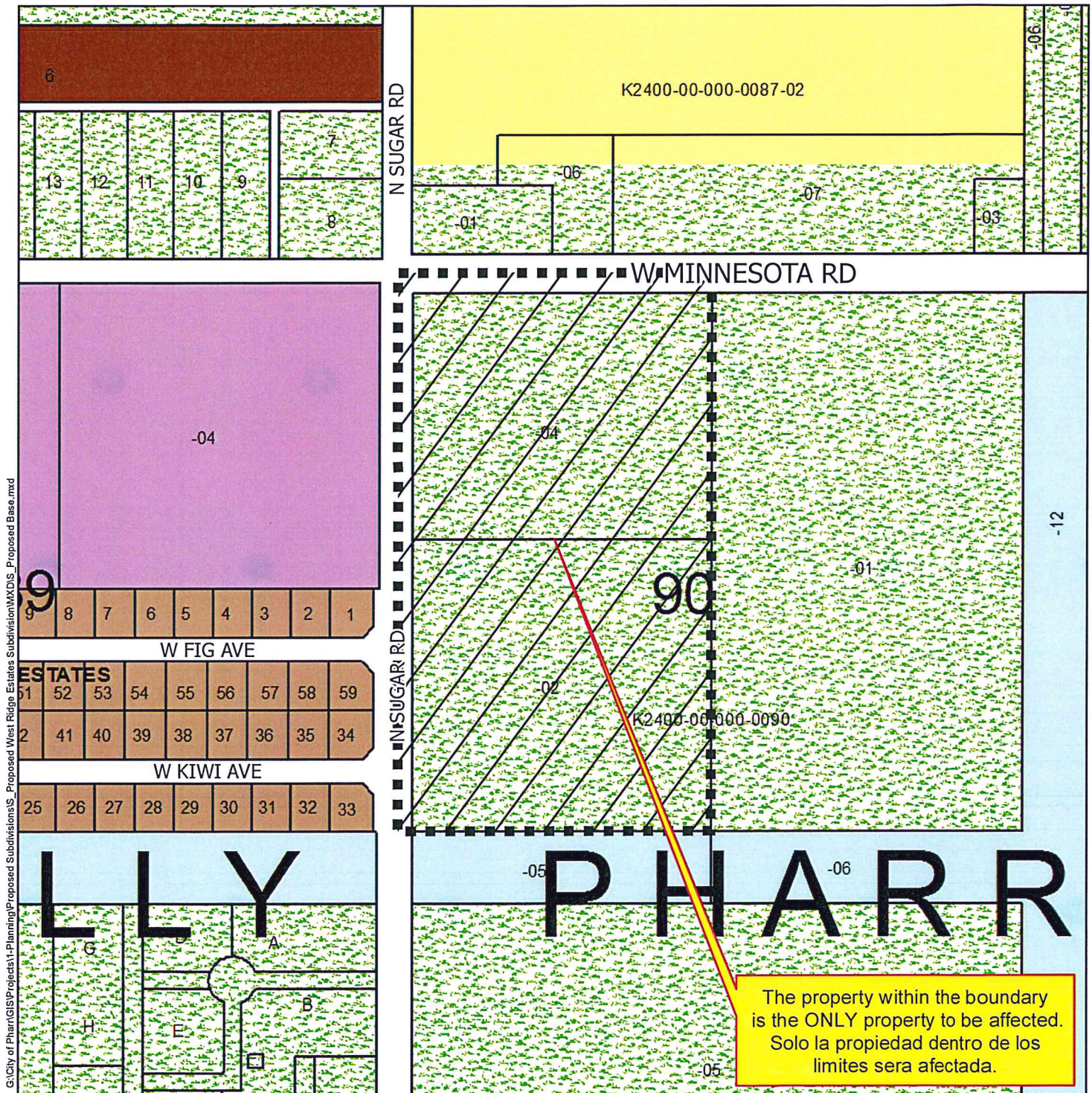
Signature: _____ Date: 10-10-2017





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed West Ridge Estates Subdivision\MXD\S_Proposed Base.mxd







MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ESPINO SUBDIVISION FILE NO. SUB#130714
--

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying Inc., representing Hector & Norma Espino are requesting final plat approval of the proposed Espino Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.15 acres, out of Lot 175, Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas.

LOCATION: The property is located at the 800 Block of West State Avenue.

ZONING: The property is zoned General Business District (C). The adjacent zones are General Business District (C) to the west and east, Neighborhood Commercial District (N-C) and Single Family Small Lot District (R-1A) to the north, and Rail Road R.O.W. to the south. The property is designated for commercial use in the land use plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Espino Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

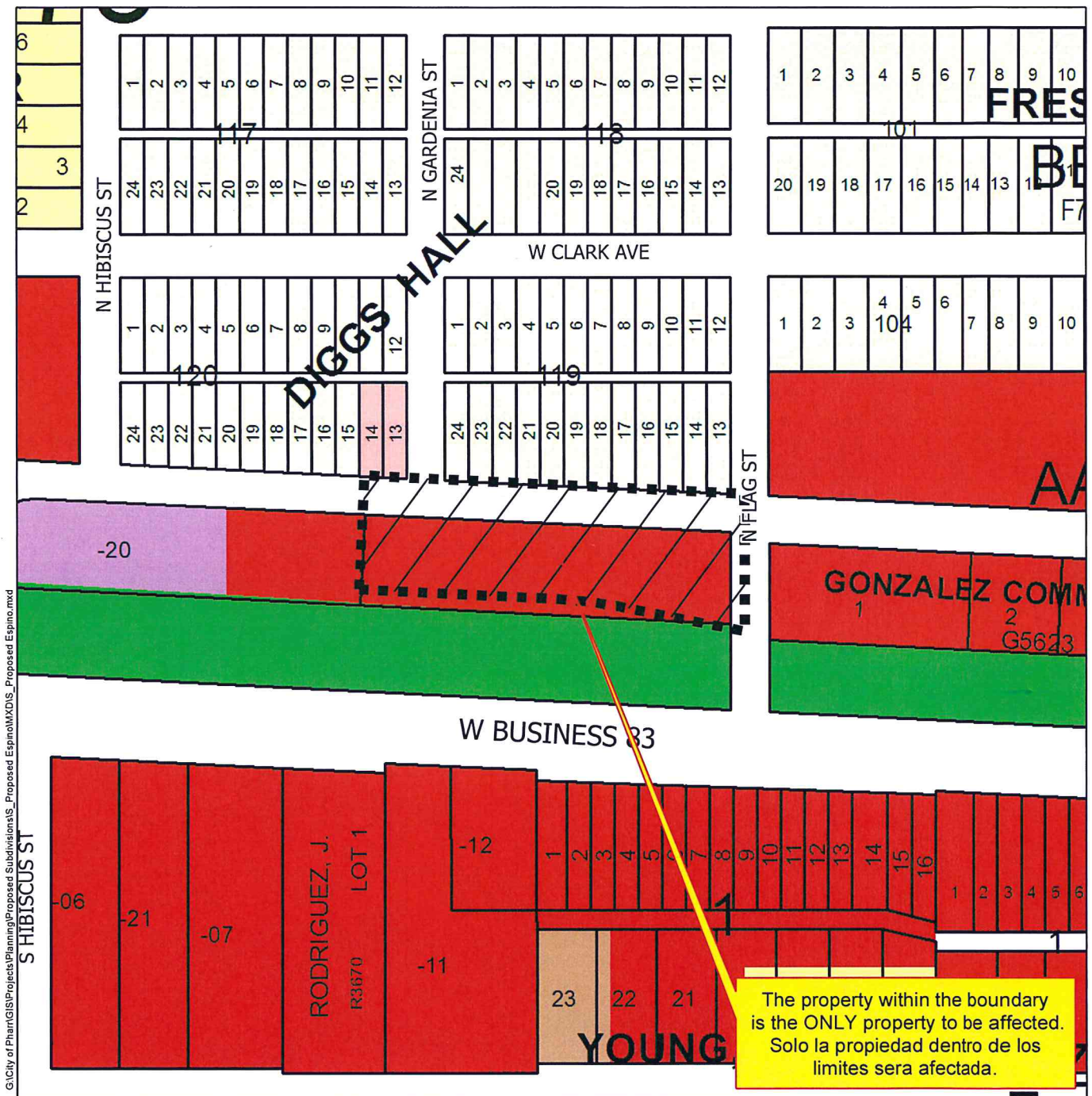
WATER: 1. In compliance.

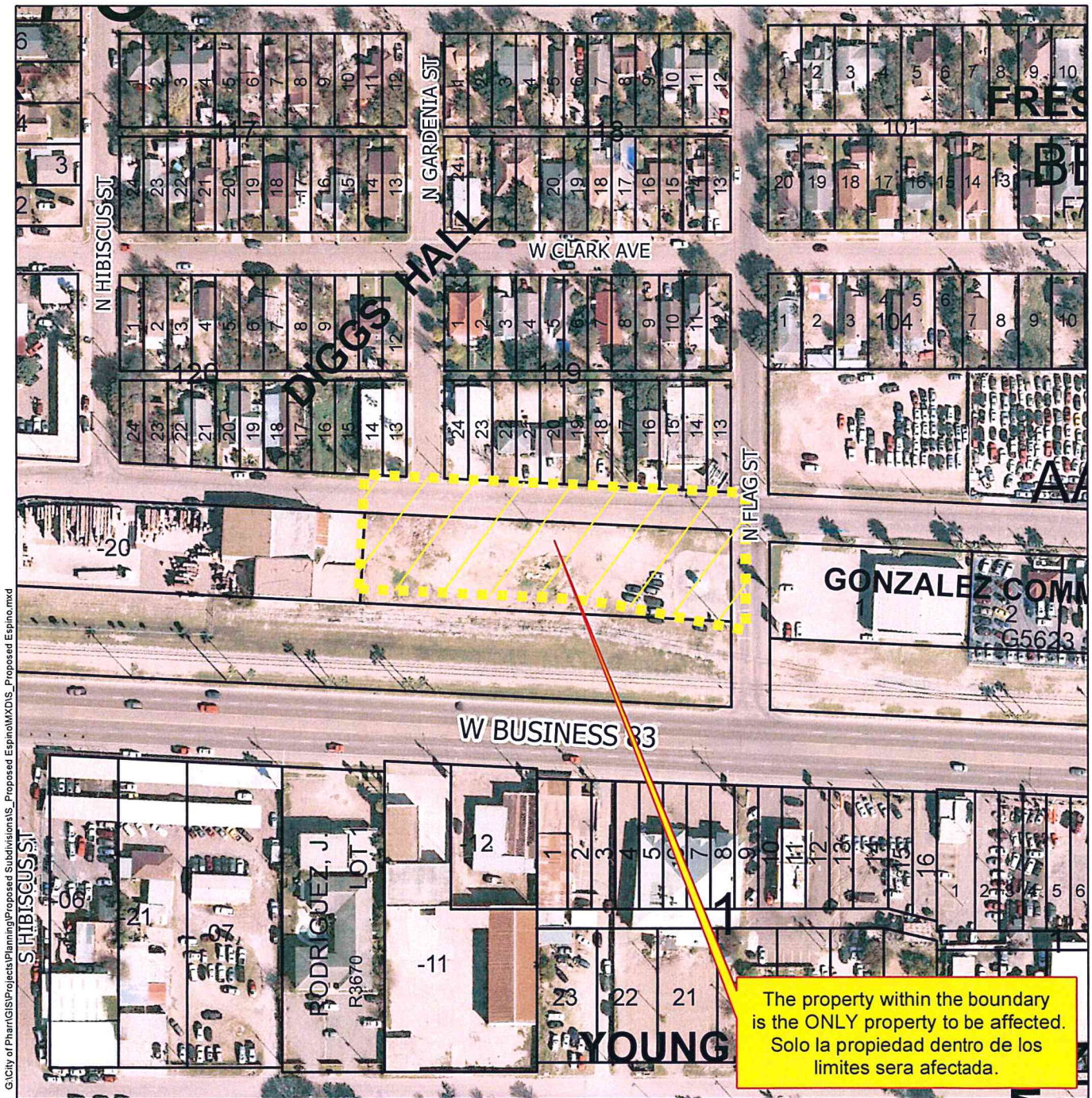
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **November 06, 2017** at **4:00 p.m.**





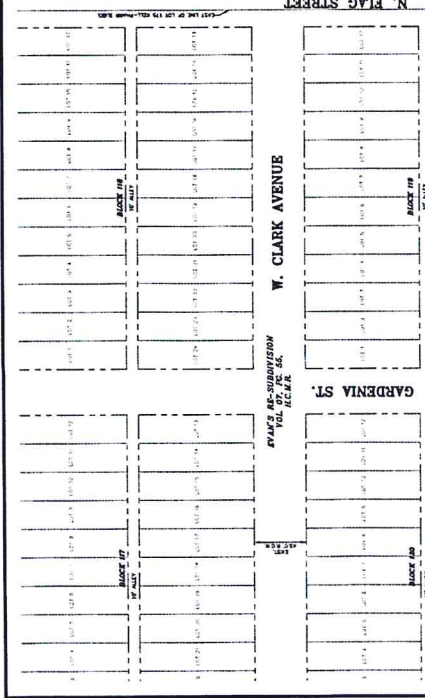


Figure 1: A detailed schematic diagram of the experimental setup. The diagram shows a rectangular arena divided into several sections. A central section is labeled 'START' and contains a 'START' button. To the right of this section is a 'STOP' button. The arena is divided into sections by dashed lines, with labels 'START' and 'STOP' repeated in some sections. A 'START' button is also located in the bottom right corner. The diagram is labeled 'Figure 1' at the bottom.

[illegible][illegible]

NO.	SHEET	REVISION

[illegible]



MEMORANDUM

DATE: MONDAY, OCTOBER 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PLAT DEFERRAL REQUEST

GENERAL INFORMATION:

APPLICANT: Laura Stephanie Ruiz., has filed a request for a plat deferral.

LEGAL DESCRIPTION: The property is legally described as being a 1.55 acre tract of land, more or less, out of Lot 8, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5800 Block of South Jackson Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C) and Agricultural and/or Open Space District (A-O). The adjacent zones are Heavy Commercial District (H-C) and Agricultural and/or Open Space District (A-O) to the north, Agricultural and/or Open Space District (A-O) to the east, Heavy Commercial District (H-C) and General Business District (C) to the south, and City Limits to the west. The property is designated for commercial use in the Land Use Plan.

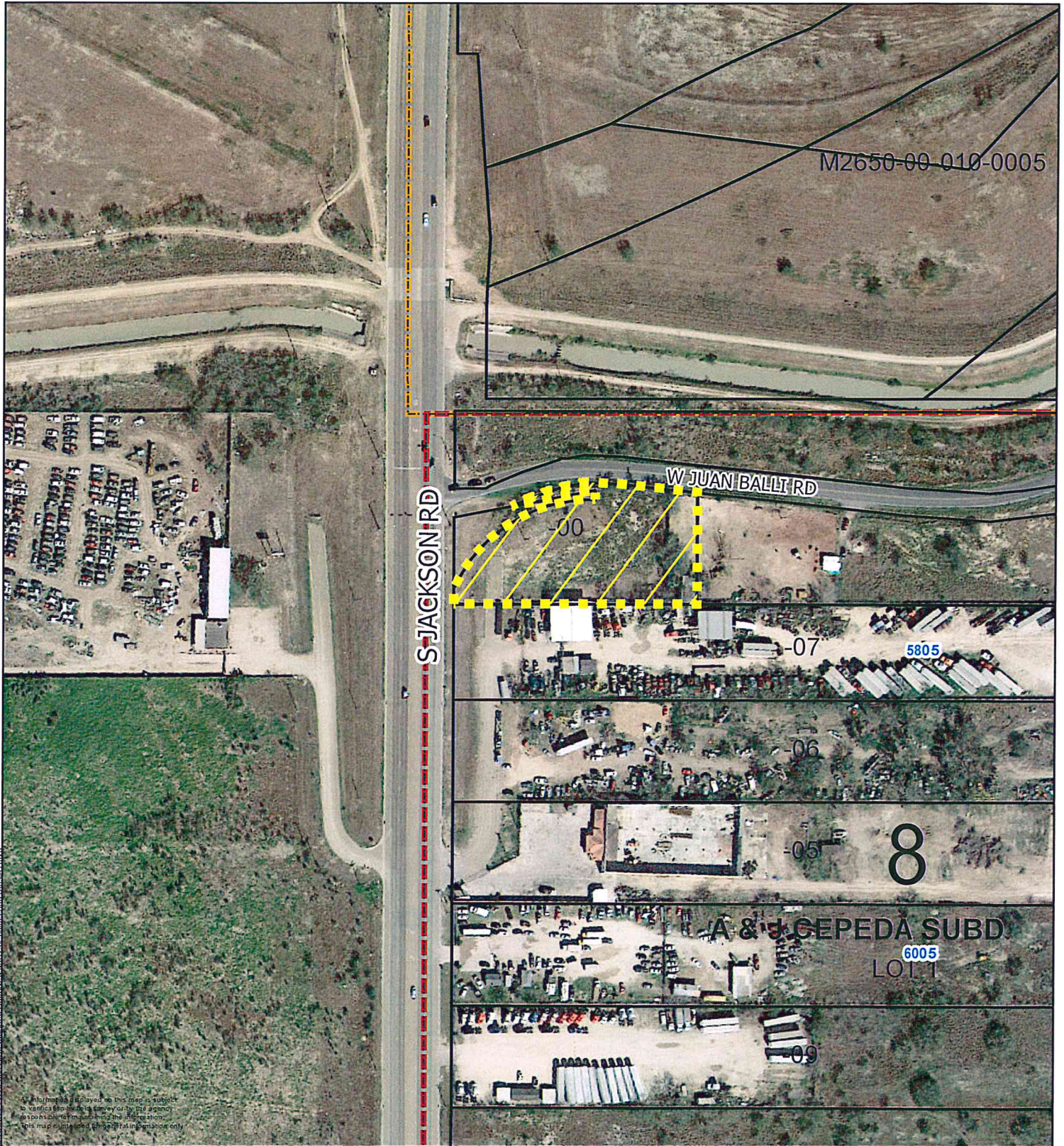
PROPERTY PROPOSED USE: Commercial Use (auto sales).

RECOMMENDATIONS: Development Services recommends **denial** of the plat deferral request. The property was acquired in March of 2017 and is not up to City requirements. The property owner along with Mr. Santos Ruiz (father) have been notified of the condition of the property and requirements prior to moving

any material, however a disregard of the requirements has resulted in the current conditions of the property.

**ADDITIONAL
COMMENTS:**

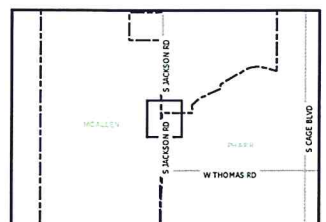
1. No fire protection
2. Inadequate and/or insufficient public improvements
3. Current use of property does not comply with City standards and requirements.
4. No existing building/structure.
5. Unpaved surfaces and limited accessibility.
6. Pending code compliance case.

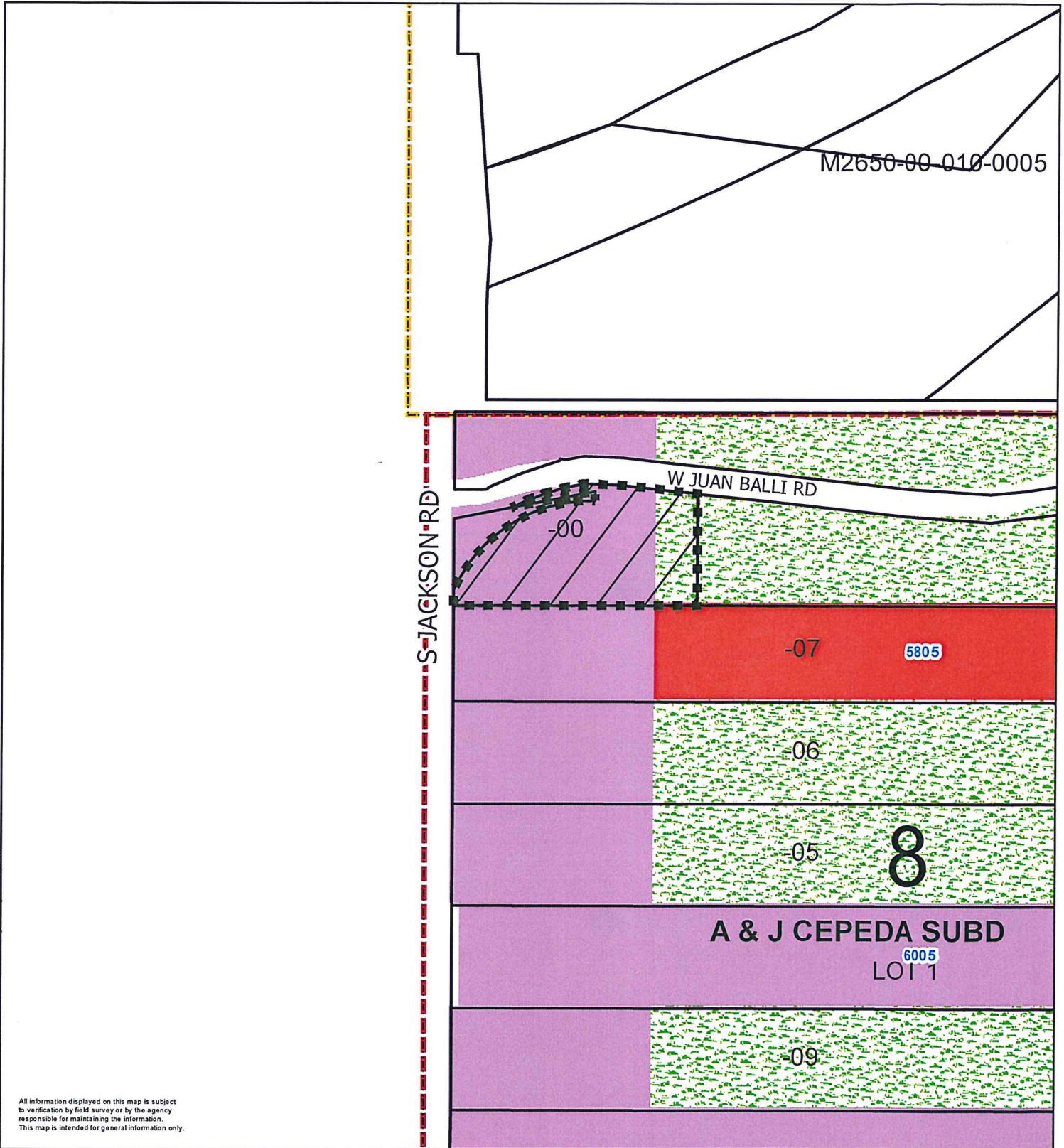


- Pharr City Limit
- Pharr ETJ
- Pharr Parcels

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet





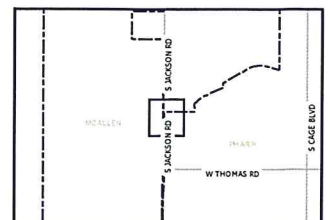
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

- | | | | |
|--|------------------|--|-------------------------|
| | Pharr City Limit | | Agricultural Open Space |
| | Pharr ETJ | | General Business |
| | Pharr Parcels | | Heavy Commercial |

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/9/2017

Scale: 1 inch = 200 feet



AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned Notary, on this the 18th day of September, 2017, personally appeared Laura S. Ruiz, Owner., property described as:

Property Owner:

Legal Description: MCCOLL TRACT AN IRR TR E252.10'-W357.65'-S189.75'-N274.58' LYING S OF CNL EXC N104.44'-E208.96'- W248.96'- LOT 8 BLK 11 0.77 AC NET, Pharr, Hidalgo County, Texas (see Exhibit)

Physical Address: 5800 Blk of S. Jackson Rd., Pharr, Hidalgo County, Texas

Known to me to be a credible person and of lawful age, who being by me first duly sworn, on oath deposes and says:

I am the owner of the above-referenced property and hereby acknowledge that I am submitting this request to the Board of Commissioners, who may grant a plat deferral, if the following conditions are met:

A deferral of the requirement to plat for a subdivision of four (4) or fewer lots to allow a submittal for a building permit and/or utility service prior to plat approval. The time period for which the platting requirement can be deferred shall not exceed one hundred and eighty (180) days. An application to defer platting may be filed if the following conditions are met:

- 1) The proposed plat is not part of a planned unit development and/or other city approved applicable plan;
- 2) The proposed project will not require a floodplain development permit from the Federal Emergency Management Agency;
- 3) The proposed project is not a replat which requires a public hearing involving notification;
- 4) Construction will not encroach onto an existing or proposed easement, right-of-way, or building setback;
- 5) The proposed plat will not require a variance to this Code;
- 6) The proposed project is not contingent upon a change of zone;
- 7) All the proposed lots have existing frontage and access to a public street;
- 8) All utilities are existing and no public improvements will be required to reach the boundaries of the proposed plat;
- 9) Does not require closure or vacating of a public right-of-way.

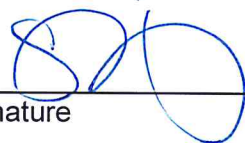
I acknowledge that a plat deferral may only be processed if approval is granted by the Board of Commissioners and adheres to the requirements as set forth by the Department of Development Services. Additionally, if approved by the Board of Commissioners a plat application, plat deferral fee, and a letter of application signed by the land owner or his authorized agent shall be filed with the Director of Development Services.

I further acknowledge that the plat deferral may be revoked if any conditions set forth below apply:

- 1.) Deferral Condition Not Applicable. If any of the conditions relating to the applicability of plat deferral are found and determined not to apply to the proposed application, or if the applicant requests a variance, the Director may revoke the plat deferral.
- 2.) Failure to Submit Plat. If final submittal for plat approval is not complete within one-hundred and thirty five (135) days of the date the plat deferral was granted by the City Commission, the Director of Development Services shall notify the applicant by certified mail that failure to file a plat within forty-five (45) days may result in termination of electrical service and/or revocation of the building permit or any other issued City permit. Prior to revoking a plat deferral the City Commission shall formally consider and adopt a resolution authorizing the termination of electrical service and/or revocation of the building permit and/or any related City issued permit until such time as plat is approved and recorded.

I acknowledge that if the property is sold and/or there is a transfer of ownership, the new property owner will be responsible to fulfill all City requirements and regulations as listed in the above-mentioned statement. This covenant shall run with the land.

If this Affidavit is violated, I freely and willingly admit guilt and responsibility.



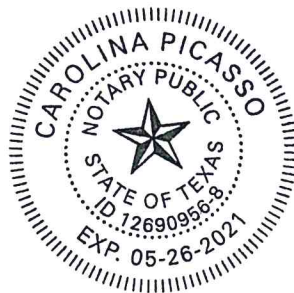
Signature

Laura S. Ruiz

Printed Name of Affiant

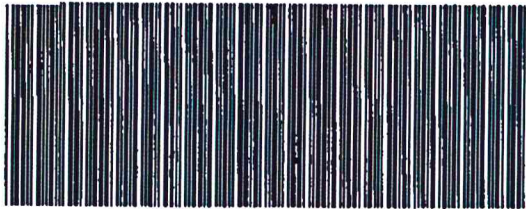
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 18th day of ^{Sept. 18}~~August~~, 2017 by Laura S. Ruiz



Sept. 18

Notary Public



VG-120-2017-2801912

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2801912

Billable Pages: 6

Recorded On: March 31, 2017 12:04 PM

Number of Pages: 7

*****Examined and Charged as Follows*****

Total Recording: \$ 56.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is Invalid and unenforceable under federal law.

File Information:

Document No: 2801912
Receipt No: 20170331000258
Recorded On: March 31, 2017 12:04 PM
Deputy Clerk: Amabely Rodriguez
Station: Mcallen-CC-K23

Record and Return To:

Laura Stephanie Ruiz



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED OF TRUST

Date: March 23, 2017

Grantor: Laura Stephanie Ruiz, a single person

Grantor's Mailing Address: 200 Monterrey St., Hidalgo, Hidalgo County, Texas 78577

Grantee: Amado Robledo, Jr., Trustee

Grantee's Mailing Address: 5200 N. McColl Rd., Ste. 4, McAllen, Hidalgo County, Texas 78504

Beneficiary: Diana Cortez Madrigal, a single person

Beneficiary's Mailing Address (including county): Rt. 2, Box 1206, Pharr, Hidalgo County, Texas 785892

Note Date: March 23, 2017

Amount: Thirty Thousand Dollars (\$30,000.00)

Maker: Laura Stephanie Ruiz, a single person

Payee: Diana Cortez Madrigal, a single person

Final Maturity Date: March 23, 2018

Terms of Payment (optional): As contained in Promissory Note

Property (including any improvements): As described in Exhibit A attached hereto as set forth in Warranty Deed with Vendor's Lien of even date from Diana Cortez Madrigal, a single person to Laura Stephanie Ruiz, a single person.

Prior Liens: None

Other Exceptions to Conveyance and Warranty: As stated in Warranty Deed with Vendor's Lien of even date

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to:

1. keep the property in good repair and condition;
2. pay all taxes and assessment on the property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Beneficiary, an insurance policy that:
 - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;

- b. Contains an 80% coinsurance clause;
- c. Provides fire and extended coverage, including windstorm coverage;
- d. Protects Beneficiary with a standard mortgage clause;
- e. Provides flood insurance at any time the property is in a flood hazard area; and
- f. Contains such other coverage as Beneficiary may reasonably require;
- 5. comply at all times with the requirements of the 80% coinsurance clause;
- 6. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
- 7. keep any buildings occupied as required by the insurance policy; and
- 8. If this is not a first lien, pay all prior lien notes that Grantor is personally liable to pay and abide by all prior lien instruments.

Beneficiary's Rights

- 1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.
- 2. If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
- 3. Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.
- 4. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.
- 5. If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:
 - a. declare the unpaid principal balance and earned interest on the note immediately due;
 - b. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and
 - c. purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

Trustee's Duties

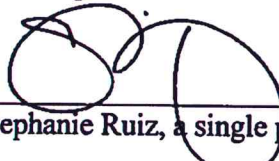
If requested by Beneficiary to foreclose this lien, Trustee shall:

- 1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
- 2. Sell and convey all or part of the property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
- 3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a commission to Trustee of 5% of the bid;
 - b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. any amounts required by law to be paid before payment to Grantor; and d. to Grantor, any balance.

General Provisions

1. If any of the property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's deed conveying the property will be presumed to be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.
5. If any portion of the note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.
6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipts to the payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.
8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusers interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
9. When the context requires, singular nouns and pronouns include the plural.
10. The term *note* includes all sums secured by this deed of trust.

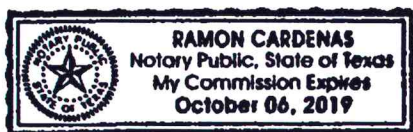
11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
12. If Grantor and Maker are not the same person, the term *Grantor* shall include Maker.
13. Grantor represents that this deed of trust and note are given the following purposes.

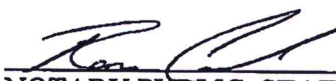


Laura Stephanie Ruiz, a single person

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of March, 2017 by
Laura Stephanie Ruiz, a single person.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Diana Cortez Madrigal
Rt. 2, Box 1206
Pharr, Texas 78589

PREPARED IN THE LAW OFFICE OF:
Amado Robledo, Jr.
5200 N. McColl, Rd., Ste. 4
McAllen, TX 78504

Exhibit "A"

Property (including any improvements):

TRACT 1:

A 1.15 acre tract out of Lot 8, Block 11, A.J. MCCOLL SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 598, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by "metes and bounds as follows, to-wit:

BEGINNING, at a nail set on the West line of said Lot 8 for the Northwest corner hereof, said corner being located South 08 degrees, 39 minutes, 30 seconds West, 105.0 feet from the Northwest corner of said Lot 8;

THENCE, South 81 degrees, 20 minutes, 30 seconds East, parallel to the North line of Lot 8, at 74.89 feet pass a set 1/2 inch rod on the East right-of-way line of Jackson Road, at 155.0 feet

in all to a set 1/2 inch iron rod an inside corner hereof;

THENCE, North 08 degrees, 39 minutes, 30 seconds East, parallel to the West line of Lot 8.

45.0 feet to a set 1/2 inch iron rod for an outside corner hereof;

THENCE, South 74 degrees, 21 minutes, 30 seconds East, 113.59 feet to a set 1/2 inch iron rod for the Northeast corner hereof;

THENCE, South 08 degrees, 39 minutes, 30 seconds west, parallel to the West line of Lot 8,

200.79 feet to a set 1/2 inch iron rod for the Southeast corner hereof;

THENCE, North 81 degrees, 20 minutes, 30 seconds West, parallel to the North line of Lot 8 at 222.95 feet pass a set 1/2 inch iron rod on the East right-of-way line of Jackson Road at 267.65 feet in all to the nail set on the West line of Lot 8 for the Southwest corner hereof:

THENCE, North 08 degrees, 39 minutes, 30 seconds East, coincident with the West line of Lot 8, 69.54 feet to the POINT OF BEGINNING. And

TRACT2:

A 0.40 acre tract out of Lot 8, Block 11, A.J. MCCOLL SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 598, and Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows, to-wit:

BEGINNING, at a set 1/2 inch iron rod for the Northwest corner hereof, said corner being located south 08 degrees, 39 minutes, 30 seconds West, 105.0 feet;

THENCE, South 81 degrees, 20 minutes, 30 seconds east, 155.0 feet THENCE. North 08 degrees, 39 minutes, 30 seconds East, 45.0 feet;

THENCE, South 74 degrees, 21 minutes, 30 seconds East, 113.59 feet, from the Northwest corner of Lot 8; THENCE, South 74 degrees 21 minutes, 30 seconds: East, 90.67 feet, to a set ½ inch iron rod for the Northeast corner hereof;

THENCE, South 08 degrees minutes, 30 seconds 189.75 feet to a set 1/2 inch iron rod for the East parallel to the West line of Lot 8 Southern corner hereof;

THENCE, North 81 degrees, 20 minutes, 30 seconds West, parallel to the North line of Lot 8, 90.0 feet to a set ½ inch iron rod for the Southwest corner hereof;

THENCE, North 08 degrees, 39 minutes, 30 seconds East, parallel to the West line of Lot 8, 200.79 feet to the POINT OF BEGINNING

SAVE AND EXCEPT

A 5,901 square feet of land, more or less, being out of **LOT 8, BLOCK 11, A. J. McCOLL SUBDIVISION**, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 21, Page 597-598, Hidalgo County Deed Records, same also being a part or portion of a tract of land deeded to Ricardo Israel Berrones Garza, recorded in Document 2076149, H.C.D.R., by Manuela Chavez Saucedo, A Single Person, on February 5, 2010. Said 5,901 square feet being more particularly describe as follows:

COMMENCING on the southeast corner of said Berrones Garza tract, **THENCE** as follows:

N 08° 34' 54" E, a distance of 154.04 feet to a Set No.5 rebar w/Aluminum Cap on a curve, for the southeast corner of this tract and the **POINT OF BEGINNING**;

(1) Thence, along said curve to the left, with an interior angle of 67°41'34", a radius of 220.00 feet, an arc length of 259.92 feet, a tangent of 147.54 feet and a chord that bears S 66°14'41" W, a distance of 245.07 to a Set No.5 rebar w/Aluminum Cap on the East right of way line of Jackson Road, for the southwest corner of this tract;

(2) Thence, N 09°43'35" E, along the East right of way line of said Jackson Road a distance of 104.44 feet to a Set No. 4 rebar on the South right of way line of a County Road, for the northwest corner of this tract;

(3) Thence, N 87°22'27" E, along the South right of way of said County Road, a distance of 208.96 feet to a Set No.4 rebar, for the northeast corner of this tract;

(4) Thence, S 08°34'54"W, a distance of 13.95 feet to the **POINT OF BEGINNING**, containing 5,901 square feet of land, more or less

Hidalgo CAD

Property Search Results > 231321 RUIZ LAURA STEPHANIE for Year 2018

Property

Account

Property ID:	231321	Legal Description:	MCCOLL TRACT AN IRR TR E252.10'-W357.65'-S189.75'-N274.58' LYING S OF CNL EXC N104.44'-E208.96'- W248.96'- LOT 8 BLK 11 0.77 AC NET
Geographic ID:	M2650-00-011-0008-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	S JACKSON RD TX	Mapsc:	
Neighborhood:		Map ID:	30A
Neighborhood CD:			

Owner

Name:	RUIZ LAURA STEPHANIE	Owner ID:	1098240
Mailing Address:	2200 MONTERREY ST HIDALGO, TX 78557	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$68,178	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$68,178	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$68,178	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$68,178	

Taxing Jurisdiction

Owner: RUIZ LAURA STEPHANIE
% Ownership: 100.0000000000%
Total Value: \$68,178

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	APPRAISAL DISTRICT	0.000000	\$68,178	\$68,178	\$0.00	
CPR	CITY OF PHARR	0.654000	\$68,178	\$68,178	\$445.88	
DR1	DRAINAGE DISTRICT #1	0.095100	\$68,178	\$68,178	\$64.84	
GHD	HIDALGO COUNTY	0.590000	\$68,178	\$68,178	\$402.25	
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$68,178	\$68,178	\$0.00	
JCC	SOUTH TEXAS COLLEGE	0.185000	\$68,178	\$68,178	\$126.13	
R12	ROAD DIST 12	0.000000	\$68,178	\$68,178	\$0.00	
SPA	PSJA ISD	1.399200	\$68,178	\$68,178	\$953.95	
SST	SOUTH TEXAS SCHOOL	0.049200	\$68,178	\$68,178	\$33.54	
Total Tax Rate:		2.972500				
Taxes w/Current Exemptions:					\$2,026.59	

Taxes w/o Exemptions: \$2,026.59

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4000	17424.00	0.00	0.00	\$35,417	\$0
2	AC	ACREAGE	0.3700	16117.20	0.00	0.00	\$32,761	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$68,178	0	68,178	\$0	\$68,178
2017	\$0	\$68,178	0	68,178	\$0	\$68,178
2016	\$0	\$68,178	0	68,178	\$0	\$68,178
2015	\$0	\$68,161	0	68,161	\$0	\$68,161

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/30/2017	WDV	WARRANTY DEED/VENDORS LIEN	MADRIGAL DIANA CORTEZ	RUIZ LAURA STEPHANIE			2801912
2	4/30/2014	WD	WARRANTY DEED	GARZA RICARDO ISRAEL B	MADRIGAL DIANA CORTEZ			2508486
3	2/17/2010	WD	WARRANTY DEED	SAUCEDO MANUELA CHAVEZ	GARZA RICARDO ISRAEL B			2076149

Tax Due

Property Tax Information as of 10/09/2017

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466



Officer Landez

10/09/2017 10:51:05 AM



Officer Landez
10/09/2017 10:50:46 AM



Officer Landez
10/09/2017 10:50:40 AM



Officer Landez

10/09/2017 10:50:06 AM



Officer Landez

10/09/2017 10:50:09 AM



Officer Landez

10/10/2017 9:31:22 AM



Officer Landez
10/10/2017 9:30:15 AM